



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
(203) 797-4525
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MINUTES JULY 24, 2007

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The meeting was called to order by Chairman Jack Knapp Jr. at 7:36 PM.

Present were Theresa Buzaid, Anthony DiCaprio, Ted Farah, Theodore Haddad Jr., Helen Hoffstaetter, Jack Knapp Jr., Robert Melillo and Alternate Victoria Hickey. Also present was Planning Director Dennis Elpern.

Absent were Richard P. Jowdy, Donald Kennedy and Alternate Patrick Johnston

Mr. Melillo led the Commission in the Pledge of Allegiance.

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Mr. Melillo made a motion to accept the minutes of May 8, 2007 & May 22, 2007, noting that the agenda has the wrong date listed for the first meeting in May. Mr. Farah seconded the motion. Chairman Knapp announced that they would table the acceptance of the June 12, 2007 & June 26, 2007 minutes since they just received them this evening.

Chairman Knapp then announced that the following public hearing which had been scheduled for 7:30 PM this evening has been rescheduled to the August 14, 2007 meeting: Petition of Nancy & David Lahoud as Agents, 116, 118 & 122 Coalpit Hill Rd. (#K17014, #K17013/1 & 2, & #K17012) for Change of Zone from IL-40 to RMF-10.

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Chairman Knapp said since there were no new public hearings scheduled, they would go directly to the Continuations of Public Hearings.

CONTINUATION OF PUBLIC HEARING:

Petition of A & S Properties Inc. to Amend Secs 2.B. & 5.E. of the Zoning Regulations. (Add "Mixed Use Building" to the CN-5 Zone as Special Exception). Public hearing opened 6/12/07 –first 35 days was up 7/17/07, 35 day extension granted, public hearing must be closed by 8/21/07 – then 65-day decision period begins.

Mr. Melillo made a motion to continue this hearing at the request of the applicant. Ms. Hoffstaetter seconded the motion and it was passed unanimously.

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OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

Petition of Cioffoletti Construction Co., Inc. 18 Plumtrees Rd. (#L13122) for Change of Zone from IG-80 to RMF-10. Public hearing closed 6/12/07 – 65 day period to make decision ends 8/16/07.

After brief discussion about who was eligible to vote on this, Mr. DiCaprio made a motion to table the vote on this petition. Mr. Melillo seconded the motion and it was passed unanimously. Chairman Knapp said they would have to vote on this at the next meeting because the time is almost up. He asked Ms. Hickey and Mr. DiCaprio to be sure to listen to the tapes of the meetings they had missed so they would be eligible to vote. They agreed they would listen to the tapes.

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Petition of Allegiance Capital Group Inc. to Amend Secs. 5.E.2 & 5.E.4. of the Zoning Regulations. (Add Self-Storage as Permitted Use in CN-20 Zone). Public hearing closed 6/26/07 – 65 day period to make decision ends 8/30/07.

Mr. DiCaprio made a motion to deny this petition because it does not conform to the Plan of Conservation & Development and the proposed use is not appropriate for the CN-20 zone. Mrs. Buzaid seconded the motion. Mr. Haddad suggested that since they still have time, they should wait to vote on this so as to avoid an appeal of the decision. Mr. DiCaprio said the he is ready to vote and waiting will not change his mind. Mr. Haddad reiterated his opinion about waiting to vote. Mr. DiCaprio withdrew his motion to deny and Mrs. Buzaid withdrew her second. Mr. DiCaprio then made a motion to table this until the next meeting. Mrs. Buzaid seconded the motion and it was passed unanimously.

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NEW BUSINESS:

Petition of the City of Danbury by Dennis I. Elpern, Planning Director to Amend Secs. 3.E.3., 6.A., 6.B. & 6.C. of the Zoning Regulations. (Revise Industrial Zones) Public hearing scheduled for August 28, 2007.

Chairman Knapp said that this petition would be on file in the Planning & Zoning Office.

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There was nothing under Other Matters, Correspondence or For Reference Only.

At 7:59 PM, Mr. Melillo made a motion to adjourn. The motion was seconded by Mrs. Buzaid and passed unanimously.